

When recorded return to:

Jason Slotemaker

\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2406

Jun 30 2020

Amount Paid \$10497.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

GNW 20-5684

THE GRANTOR(S) Paul B. Phelan and Lane H. Phelan, a married couple,

for and in consideration of ten dollars and other valuable consideration, as part of an IRS Tax Deferred Exchange

in hand paid, conveys, and warrants to Jason Slotemaker, a single man

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Portion of GL 1 of Sec. 30, Twp 35 N., R. 2 E., WM.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P33166; 350230-0-192-0009

Statutory Warranty Deed  
LPB 10-05

Dated: June 30, 2020

Paul B. Phelan  
Paul B. Phelan  
Lane H. Phelan  
Lane H. Phelan

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Paul B. Phelan and Lane H. Phelan are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30<sup>th</sup> day of June, 2020

Theresa R Johnson  
Signature  
Notary  
Title

My appointment expires: 4/09/23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2908 Commercial Avenue, Anacortes, WA 98221  
Tax Parcel Number(s):

**Property Description:**

All that portion of Government Lot 1, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Begin at a point on the West line of Commercial Avenue at a point 107.86 feet North of the North line of 30th Avenue produced; thence North 89° 42' 30 " West 120 feet to the East line of the North and South alley in Block 10 of "PLAT OF HENSELER'S FIRST ADDITION TO THE CITY OF ANACORTES", per plat recorded in Volume 3 of Plats, Page 46, records of Skagit County, Washington, produced Southerly; thence North 0° 17' 30" East along said East line of alley produced to the extended South line of 29th Street; thence East along said South Line of 29th Street to the West line of Commercial Avenue; thence South along the West line of Commercial Avenue to the point of beginning.

**EXHIBIT B**

20-5684-KS

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 09/01/2000 as Auditor's File No. 200009010001. Said Survey shows the West and South lines of the subject property.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 12/14/2009 as Auditor's File No. 200912140089. Said Survey shows the West and South lines of the subject property.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 11/25/2015 as Auditor's File No. 201511250096. Said Survey shows the West and South lines of the subject property.